146.0	0007	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,500 /	789,500
					USE VALUE:	789,500 /	789,500
					ASSESSED:	789,500 /	789,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUANE WINIFRED E
Owner 2:	
Owner 3:	
Street 1:	66 FISHER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,608 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 2047 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6608.000	291,900	3,000	494,600	789,500
Total Card	0.152	291,900	3,000	494,600	789,500
Total Parcel	0.152	291,900	3,000	494,600	789,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.69 | /Parcel: 385.6

Legal Description

User Acct 96470

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/28/18

!11477!

PREVIOUS ASSESSMENT

Parcel ID 146.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,900	3000	6,608.	494,600	789,500	789,500	Year End Roll	12/18/2019
2019	101	FV	228,800	3000	6,608.	463,700	695,500	695,500	Year End Roll	1/3/2019
2018	101	FV	233,900	3000	6,608.	383,300	620,200	620,200	Year End Roll	12/20/2017
2017	101	FV	233,900	3000	6,608.	352,400	589,300	589,300	Year End Roll	1/3/2017
2016	101	FV	233,900	3000	6,608.	321,500	558,400	558,400	Year End	1/4/2016
2015	101	FV	228,100	3000	6,608.	315,300	546,400	546,400	Year End Roll	12/11/2014
2014	101	FV	228,100	3000	6,608.	293,000	524,100	524,100	Year End Roll	12/16/2013
2013	101	FV	228,100	3000	6,608.	278,800	509,900	509,900		12/13/2012

PRINT

Date	Time
12/11/20	01:38:40

LAST REV

Date	Time
05/14/18	08:29:25
apro	
11477	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10499-122		4/4/1964			No	No		N

USER DEFINED

Prior Id # 1:	96470
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	Inspected	PH	Patrick H
3/10/2018	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
11/16/1999	Meas/Inspect	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6608		Sq. Ft.	Site		0	80.	0.94	9									494,590						494,600	

Total AC/HA: 0.15170 | Total SF/SM: 6608 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 494,590 | Spl Credit | Total: 494,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16294575
Const Adj.:	0.98500049
Adj $ / SQ:	143.188
Other Features:	78600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423024
Depreciation:	131137
Depreciated Total:	291886

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

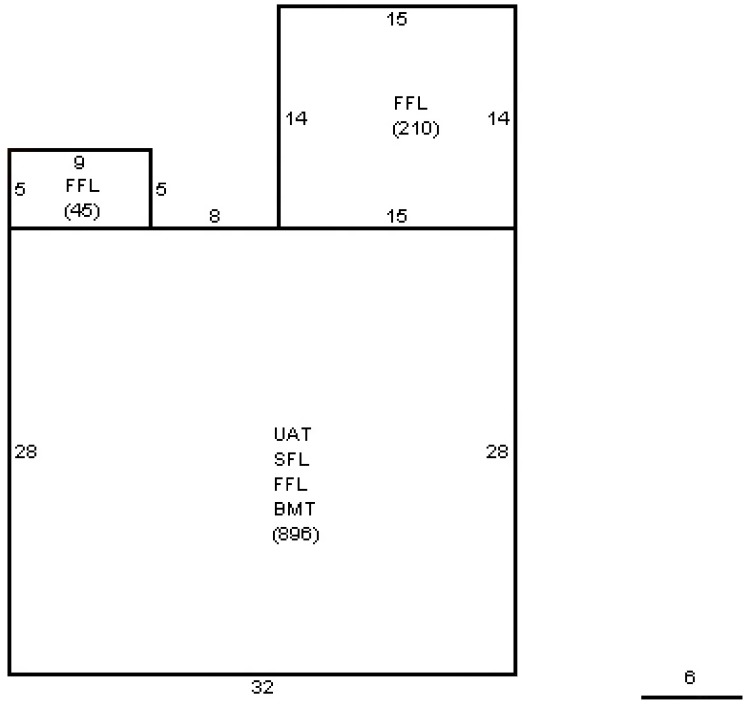
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.19
Special Features:	0	Val/Su Net:	92.17
Final Total:	291900	Val/Su SzAd	142.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,151	143.190	164,809
BMT	Basement	896	42.960	38,489
SFL	Second Floor	896	143.190	128,296
UAT	Upper Attic	224	57.280	12,830

Net Sketched Area:	3,167			Total:	344,424
Size Ad	2047	Gross Are	3839	FinArea	2047

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	FR	1940	25.42	T	50	101			3,000			3,000
2	Frame Shed	D	Y	1	8X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000

IMAGE

AssessPro Patriot Properties, Inc